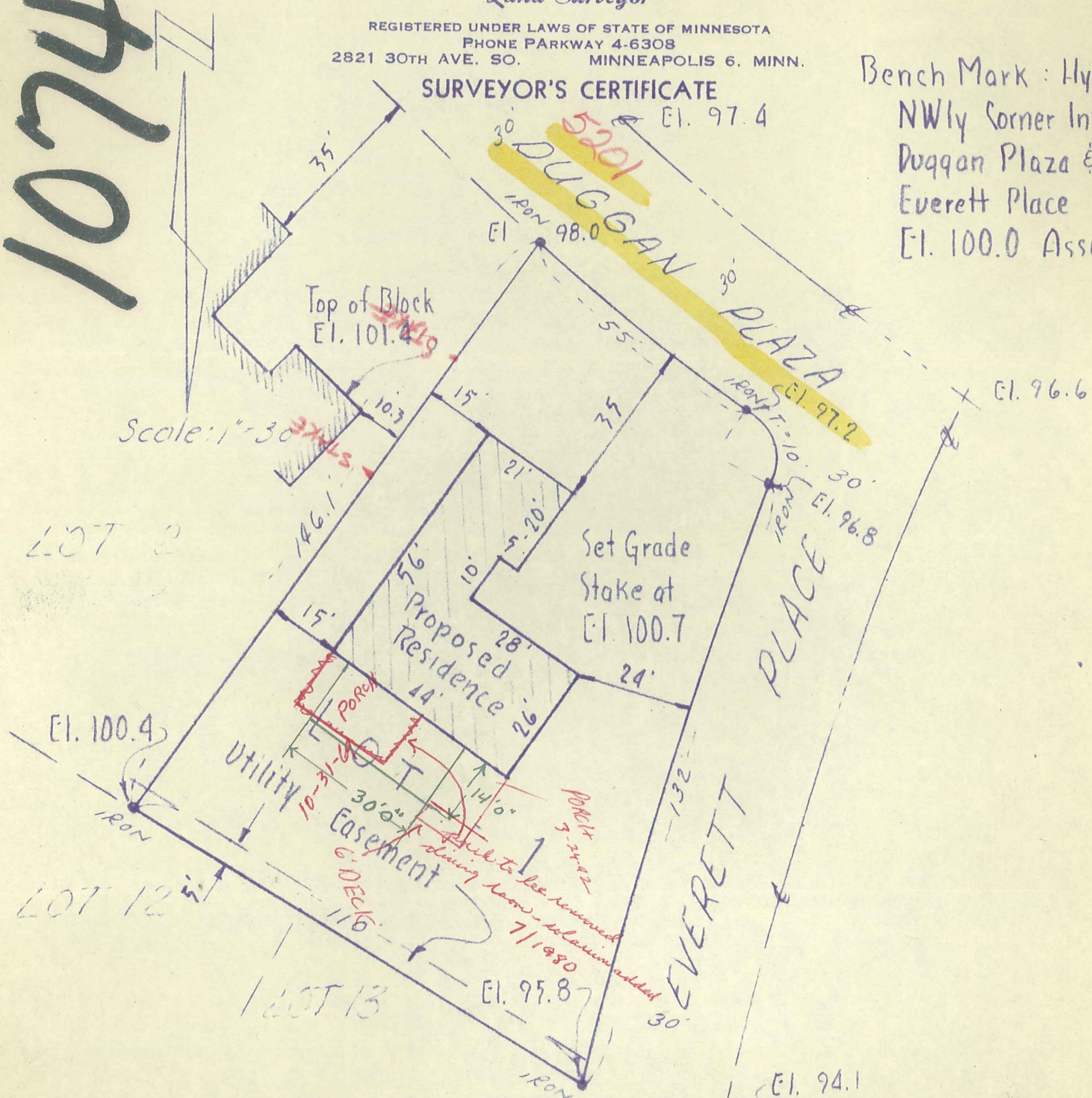


Land Surveyor

SURVEYOR'S CERTIFICATE

Bench Mark : Hydrant
NWly Corner Intersection
Duggan Plaza &
Everett Place
El. 100.0 Assumed



Lot one (1), Block four (4), Brookview Heights 2nd Addition,
Hennepin County, Minnesota and of the location of all buildings, thereon,
and all visible encroachments, if any, from or on said land.

As surveyed by me this 29th day of July, 1960 A.D.

SIGNED James M. Hall
MINNESOTA REGISTRATION No. 3813

5201 DUGGAN PLAZA